

# Four Corners Commercial Revital -- No. 769666

Category  
Agency  
Planning Area  
Relocation Impact

Housing and Community Development  
Housing & Community Affairs  
Kemp Mill-Four Corners  
None

Date Last Modified  
Previous PDF Page Number  
Required Adequate Public Facility

January 10, 2002  
7-270 (02 App)  
NO

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY01	Estimate FY02	Total 6 Years	FY03	FY04	FY05	FY06	FY07	FY08	Beyond 6 Years
Planning, Design and Supervision	678	579	29	70	70	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	6	6	0	0	0	0	0	0	0	0	0
Construction	284	14	120	150	150	0	0	0	0	0	0
Other	1	1	0	0	0	0	0	0	0	0	0
Total	969	600	149	220	220	0	0	0	0	0	0*

## FUNDING SCHEDULE (\$000)

G.O. Bonds	793	489	84	220	220	0	0	0	0	0	0
Current Revenue: General	176	111	65	0	0	0	0	0	0	0	0

## ANNUAL OPERATING BUDGET IMPACT (\$000)

### DESCRIPTION

This project, for the area located at the intersection of University Blvd (MD193) and Colesville Road (US29), provides funds for developing a comprehensive commercial revitalization strategy. Special attention will be given to parking lot improvements, pedestrian connections to the neighborhoods, vehicular access, and coordination with State Highway Administration (SHA) design and construction scheduling in the area. The intent of the program is to leverage public improvements to induce private property owners and local business operators to upgrade buildings and businesses. The objective is to provide more attractive, safe shopping for nearby residents and to mitigate roadway construction impacts on businesses.

### Service Area

Kemp Mill-Four Corners.

### JUSTIFICATION

Four Corners Sector Plan, 1986 and 1996; Planning Board Approved and Adopted Four Corners Master Plan; SHA roadway widening in FY96-97.

### Cost Change

Decrease in cost due to scope change.

### STATUS

FY01 - Submit Phase I design plans to M-NCPPC for mandatory referral and complete agency authorizations. Construct Phase I streetscaping on Timberwood Avenue and Sutherland Road. Develop plans and specifications and construct Phase II streetscape on Lorain Avenue north of University Boulevard. Complete plans and specifications for Phase III, Center Island Commercial Strip, along University Boulevard west of Colesville Road and include gateway signs in the median at both entrances to the commercial area on University Boulevard.

FY02 - Initiate Phase III streetscape including gateway signage in median. Complete Phase IV plans and specifications for supplemental landscaping along the south side of University Boulevard in public R-O-W between Lorain Avenue and Colesville Road. Complete Phase III streetscape construction. Initiate Phase IV streetscape construction including supplemental landscaping along University Boulevard. Prepare plans and specifications for streetscape on Pierce Place, Phase V.

FY03 - Construct Phase V streetscape on the commercial portion of Pierce Place.

### OTHER

The project schedule has been extended to correspond with private sector reinvestment initiatives. The scope of this project has changed due to private sector contribution to streetscaping.

### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY96	(\$000)
Initial Cost Estimate		175
First Cost Estimate		
Current Scope	FY03	969
Last FY's Cost Estimate		1,363
Present Cost Estimate		969
Appropriation Request	FY03	-271
Appropriation Request Est.	FY04	0
Supplemental		
Appropriation Request	FY02	0
Transfer		0
Cumulative Appropriation		1,240
Expenditures/		
Encumbrances		682
Unencumbered Balance		558
Partial Closeout Thru	FY00	0
New Partial Closeout	FY01	0
Total Partial Closeout		0

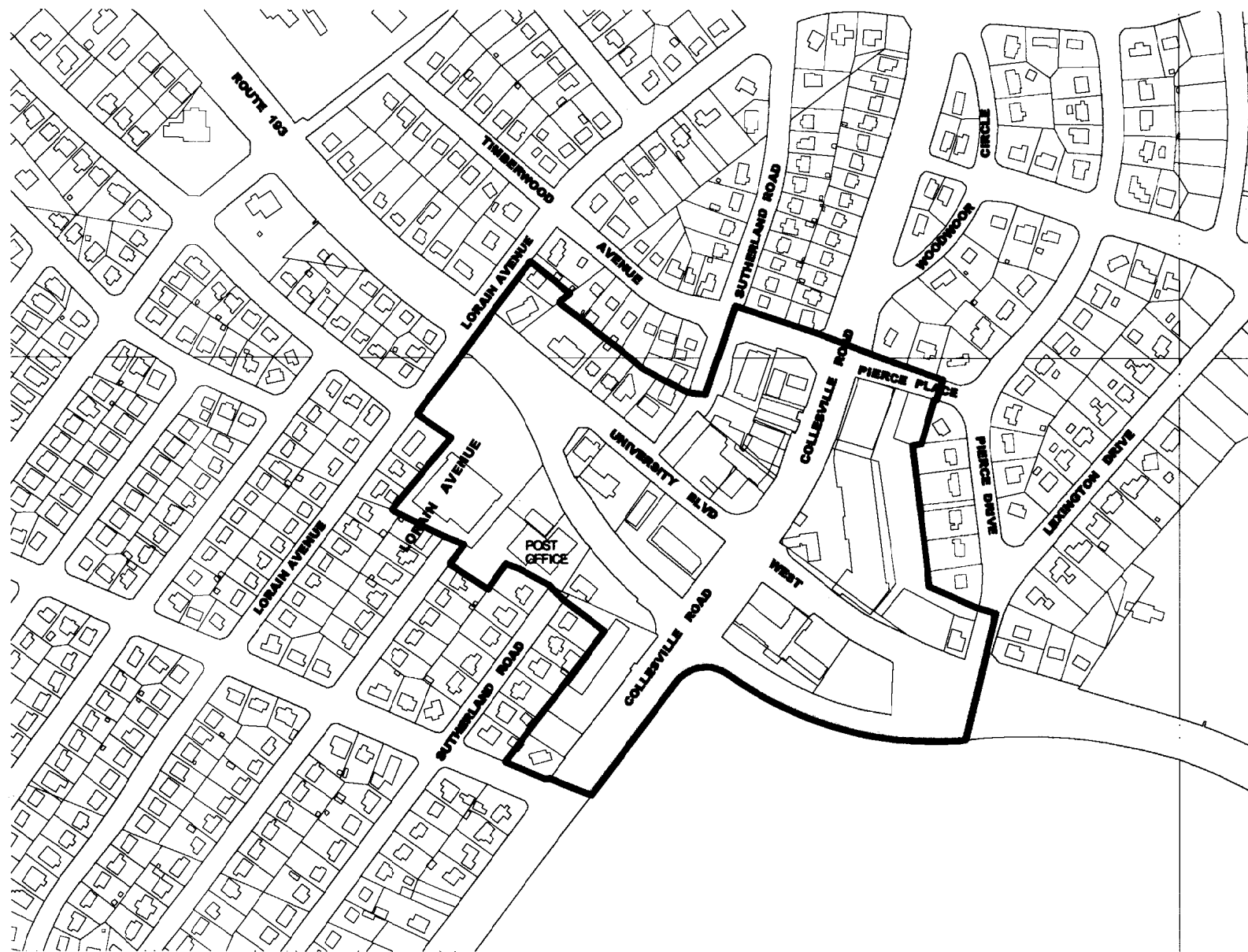
### COORDINATION

M-NCPPC  
Maryland State Highway Administration (SHA)  
Silver Spring Regional Services Center  
Department of Public Works and Transportation  
Utility Companies  
Local Business Operators  
Local Property Owners  
Greater Silver Spring Chamber of Commerce  
Montgomery County Public Schools

### MAP

See Map on Next Page

# FOUR CORNERS COMMERCIAL REVITALIZATION



Four Corners



MAP PRODUCED BY:  
DHCA-COMMUNITY DEVELOPMENT DIVISION

300 0 300 600 Feet

SOURCE: DHCA AND DIST-GIS